

CITY OF SAN JOSÉ, CALIFORNIA
 Department of Planning, Building and Code Enforcement
 801 North First Street, Room 400
 San José, California 95110-1795

Hearing Date/Agenda Number
 H.L.C. 8/07/02 Item 3.b.

File Number
 HP02-011

Application Type
 Historic Preservation Permit / Hensley Historic District

Council District
 3 SNI
 13th Street

Planning Area
 Central

Assessor's Parcel Number(s)
 249-45-023

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: East side of North Fourth Street, opposite Hensley Avenue

Gross Acreage: 0.14

Net Acreage: 0.14

Net Density: n/a

Existing Zoning: R-2 Two-Family Residence

Existing Use: Single-family detached residential

Proposed Zoning: No change

Proposed Use: Single-family detached residential

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Detached Residential

R-M Multiple Residence

East: Detached Residential

L-I Light Industrial

South: Commercial

L-I Light Industrial

West: Detached Residential

L-I Light Industrial and R-M Multiple Residence

ENVIRONMENTAL STATUS

Completed by: SNZ

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Approval
☒ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date _____

Approved by: _____

☐ Action
☒ Recommendation

OWNER / DEVELOPER		DESIGNER
Warren Herndon 831 Spencer Avenue San Jose CA 95125	Tranel Hawkins 831 Spencer Ave. San Jose CA 95125	Rolando Noriega P.O. Box 41157 San Jose CA 95120

PUBLIC AGENCY COMMENTS RECEIVED	Completed by: SNZ
Department of Public Works	
None	
Other Departments and Agencies	
None	

GENERAL CORRESPONDENCE
None

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The subject site consists of 0.14 acres on the east side of North Fourth Street opposite Hensley Avenue (450 N. Fourth Street). The Redevelopment Agency of the City of San Jose requested rezoning of the subject site in 2001, from the L-I Light Industrial Zoning District to the R-2 Two Family Residential Zoning District to allow the relocation of 37 S. Sixth Street, an historically significant single family house which was displaced by the Civic Center project. A Site Development permit (H01-02-012) to relocate the structure and a previous Historic Preservation permit (HP01-02-002) for exterior alterations were also approved. The existing uses surrounding the site are Single Family residential to the north, east, west across North Fourth Street and commercial to the south.

The owner and applicant, Warren Herndon, is requesting a Historic Preservation Permit for revised exterior alterations to the house and accessory structure within the Hensley Historic District. Mr. Herndon will concurrently apply for a Single Family House Permit to allow an addition to a single family house listed on the Historic Resources Inventory and a Special Use Permit to allow for a reduction in on-site parking and construction of an accessory structure larger than 650 square feet in size as required by Title 20 of the Municipal Code.

The design review subcommittee of the Historic Landmarks Commission met with Mr. Herndon and Rolanda Noriega, the project designer at its April 25, 2002 meeting to review and discuss conceptual plans. The subcommittee comments from that meeting have been attached.

HISTORIC RESOURCE DESCRIPTION

The structure was evaluated as part of the Environmental Impact Report prepared for the Civic Plaza Redevelopment Area. A brief description of the structure and its historic significance as described in the Civic

Plaza EIR follows:

37 S. Sixth Street (Bergmann House): This c 1878, modest, vernacular, wood-frame house has a rectangular plan, cross-gable roof and exterior rustic siding. The house has one-over-one, wood-sash, double-hung windows. The prominent, projecting front porch (which may be a later addition) wraps around the house to the north façade. The hipped porch roof is supported by five square columns set on a low wall enclosing the porch. The house has a shed-roof rear addition. The building is eligible as a Structure of Merit on the San Jose Historic Resources Inventory. The building does not appear to be a sufficiently distinguished example of its style and period and does not appear to be associated with any persons of historic significance, and therefore does not appear to be eligible for the California Register of Historic Places.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15331 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

GENERAL PLAN CONFORMANCE

The proposed project density of 12 DU/AC is consistent with the site's General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC). Additionally, the proposed relocation of the historic structure is consistent with the General Plan Historic, Archaeological and Cultural Resources Goal of the preservation of historically significant structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

PROJECT DESCRIPTION

This one-story wood framed single-family house with wood siding features a front porch with ribbed square wood posts that runs the width of the structure under a simple hipped roof. The project proposes to refurbish the front porch, windows and door while adding a new porch onto an existing addition at the rear. Side and rear windows will be relocated and replaced to match the existing wood windows. The ridgeline and width of the porch addition will match those of the existing house.

ANALYSIS

The primary project issue is conformance with the Secretary of the Interior's Standards for Rehabilitation. The project conforms to the Standards in general, and in particular to Standard Nos. one, and six and nine.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will

match the old in design, color, texture, and, where possible, materials.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The property will maintain its historic use of single-family detached residential. The existing wood siding will be repaired and replaced in kind. The existing double-hung wood windows will be repaired, replaced and relocated in kind. The proposed addition is compatible in scale, size and proportion to the original house. The design of the posts at the rear porch has been simplified so that they can be easily differentiated from the distinctive historic front porch posts. Colors and materials should be identified on the plan set and meet the Secretary of the Interior's standards for compatibility. The color of the existing and new addition can be altered slightly from the historic house in order to stand apart from the old house.

COMMUNITY OUTREACH

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the Secretary of the Interior's Standards and recommend approval of the proposed exterior changes to the Director of Planning standard and special conditions as follow:

1. Colors and materials presented to the Historic Landmarks Commission shall be included on the approved plan set. The color of the existing and new addition shall be slightly differentiated from that of the existing historic fabric.